



**Agenda Item Number: 2005-8-5A**

## **BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS**

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**Meeting Date:** August 23, 2005

**Department:** County Manager **Staff Contact:** Julie M. Baca, Deputy County Manager for  
Community Services  
Irene Serna, CIP Manager

**TITLE:** South Valley Health Commons Construction Project, Phase I

**ACTION:** Motion to:

1. Approve the use of GSA Contract GS-07F-0257M with William Scotsman, Inc., for \$297,823.00 excluding NMGRT for the purchase of a Prefabricated Building.
2. Authorize the County Manager to award and execute the construction contract with the successful bidder to provide construction services for the South Valley Health Commons Phase I Project.

### **SUMMARY:**

The primary component of the new South Valley Health Commons (SVHC) is the construction of a 41,000+ sq. ft. building (Phase II) that will replace a crowded, aging facility. The SVHC will be an integrated health care campus that provides a full range of primary care services to underserved populations in the South Valley and will provide facilities for First Choice Community Healthcare (FCCH), the NM Department of Health and its Women, Infants and Children (WIC) Program and the UNM Hospital Family Practice and Psycho-Social Rehabilitation Programs.

Construction documents for Phase II are being developed; staff anticipates these documents to be completed for bidding purposes by October of this year. Prior to commencement of Phase II, relocation of the existing FCCH administration building to another location on the site is required. Relocation will occur while Phase II construction documents are being finalized, reviewed and put out to bid.

On August 1, 2005 the Purchasing Department solicited RFB #0017-06-DE for Phase I of the SVHC Project; bid opening is scheduled for August 25, 2005. Phase I includes utility connections, re-roofing, exterior/finish work and foundation installation necessary to relocate the existing prefabricated building as well as to prepare the site for placement of a new 4,115 sq. ft. prefabricated building that will also accommodate FCCH.

The new prefabricated building will be procured using a Federal GSA contract, #GS-07F-0257M, with William Scotsman, for \$297,823.00, excluding NMGRT, but including costs for bonds, permits and other options requested by FCCH.

Staff recommends the Board authorize the County Manager to award and execute the construction contract to the successful bidder of RFB #0017-06-DE, and approve the purchase of the Williams Scotsman prefabricated building using the Federal GSA contract.

## **FISCAL IMPACT**

Buildings & Structures

BC34-578900-97PH

\$1,692,746.08

## **STAFF ANALYSIS SUMMARY**

### **COUNTY MANAGER**

The South Valley Health Commons project will provide a quality facility to the public and has been under design for the past two years. The full funding (Federal, State, and County) is in place and construction will begin at the end of this year. I recommend Board approval. TL 8/17/05

### **DEPUTY COUNTY MANAGER FOR COMMUNITY SERVICES**

Construction of a new South Valley Health Commons facility is long overdue and badly needed for the community and residents of the South Valley. The work (Phase I) to remove an existing prefabricated building located at the existing site to another location on the site and the placement of a new prefabricated building on the site will start the much-needed improvements for this project. Upon award of RFB 0017-06-DE and Board approval to utilize the Federal GSA contract, Phase I of this project will commence. Phase II of this project is for the construction of a new 41,000+ sq.ft. clinic building, which will commence shortly after award of the RFB for construction, which is anticipated to be awarded sometime in October or November of this year. I recommend Board approval to authorize the County Manager to award and execute the construction contract for Phase I, and to approve the utilization of the Federal GSA contract. Julie M. Baca. 8/17/05

### **LEGAL**

The Legal Department will review all documents and agreements to ensure compliance with all applicable laws, ordinances, and regulations. JSL 8/16/05

### **FINANCE**

<b>Budget</b>	Funding is available for this project from General Obligation Bond proceeds in BC34 – the Public Health Fund. Maria Zuniga, Financial Projects Coordinator 8/15/05
<b>Purchasing</b>	Purchasing will ensure proper procurement procedures are followed for the award and execution of the construction agreement. Recommend approval of the motions as presented. Dinah Esquivel, Purchasing Administrator 8/15/05
<b>Contracts</b>	A contract control number will be issued upon receipt of executed agreement. Dinah Esquivel, Purchasing Administrator. 8/15/05
<b>Risk Management</b>	The Contractor shall provide a certificate of insurance with the like kinds and amounts of insurance referenced in the RFB. David A. Baca, Risk Management. 8/15/05
<b>CIP</b>	Recommend approval of the motions as presented. Irene Serna, CIP 8/15/05